

090.0

0002

0019.A

Map

Block

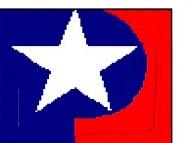
Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
537,000 / 537,000  
537,000 / 537,000  
537,000 / 537,000

APPRAISED:

USE VALUE:

ASSESSED:



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		CRAWFORD ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	CARNEY JOHN A	
Owner 2:		
Owner 3:		

Street 1: 98 RICHFIELD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: COPITHORNE WILLIAM F/ELAINE F -

Owner 2: -

Street 1: 68 CRAWFORD ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 5,593 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 720 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5593		Sq. Ft.	Site		0	70.	1.05	5									411,454						411,500	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5593.000	125,500		411,500	537,000		57681
							GIS Ref
							GIS Ref
							Insp Date
							11/07/18

Source: Market Adj Cost Total Value per SQ unit /Card: 745.83 /Parcel: 745.8

Parcel ID 090.0-0002-0019.A

!7304!

## USER DEFINED

Prior Id # 1:	57681
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/10/20	21:57:18
LAST REV Date	Time
05/07/19	13:32:15
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	125,500	0	5,593.	411,500	537,000	537,000	Year End Roll	12/18/2019
2019	101	FV	111,100	0	5,593.	417,300	528,400	528,400	Year End Roll	1/3/2019
2018	101	FV	111,100	0	5,593.	311,500	422,600	422,600	Year End Roll	12/20/2017
2017	101	FV	111,100	0	5,593.	282,100	393,200	393,200	Year End Roll	1/3/2017
2016	101	FV	111,100	0	5,593.	270,400	381,500	381,500	Year End	1/4/2016
2015	101	FV	110,600	0	5,593.	229,200	339,800	339,800	Year End Roll	12/11/2014
2014	101	FV	110,600	0	5,593.	217,500	328,100	328,100	Year End Roll	12/16/2013
2013	101	FV	110,600	0	5,593.	206,900	317,500	317,500		12/13/2012

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COPITHORNE WILL	51676-213		9/12/2008		293,000	No	No		
SNELL JOHN F &	51558-488		8/11/2008	Change>Sale	210,000	No	No		
	12146-652		1/22/1972			No	No	A	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2008	1210	Window/S	4,000					

## ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
1/5/2009	Measured	372	PATRIOT
2/25/2000	Inspected	276	PATRIOT
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
8/7/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>	
Type:	19 - Ranch	Full Bath:	1	Rating:	Average		
Sty Ht:	1 - 1 Story	A Bath:		Rating:		30	
(Liv) Units:	1	Total:	1	3/4 Bath:			
Foundation:	1 - Concrete	A 3QBth:		Rating:			
Frame:	1 - Wood	1/2 Bath:		Rating:			
Prime Wall:	4 - Vinyl	A HBth:		Rating:			
Sec Wall:		OthrFix:		Rating:			
Roof Struct:	1 - Gable	Kits:	1	Rating:	Average		
Roof Cover:	1 - Asphalt Shgl	A Kits:		Rating:			
Color:	RED	Frp:		Rating:			
View / Desir:		WSFlue:		Rating:			
<b>GENERAL INFORMATION</b>		<b>CONDOS INFORMATION</b>		<b>REMODELING</b>		<b>RES BREAKDOWN</b>	
Grade:	C - Average	Location:		Exterior:		No Unit	RMS
Year Blt:	1951	Eff Yr Blt:		Interior:		BRS	FL
Alt LUC:		Alt %:		Additions:		1	4
Jurisdic:		Fact:	.	Kitchen:		1	1
Const Mod:		% Own:		Baths:			
Lump Sum Adj:		Name:		Plumbing:			
<b>INTERIOR INFORMATION</b>		<b>DEPRECIATION</b>		Electric:			
Avg Ht/FL:	STD	Phys Cond:	AG - Avg-Good	26.	%		
Prim Int Wall:	1 - Drywall	Functional:			%		
Sec Int Wall:		Economic:			%		
Partition:	T - Typical	Special:			%		
Prim Floors:	4 - Carpet	Override:			%		
Sec Floors:		Total:	26.4		%		
				Totals			
						1	4
						1	1
				<b>SUB AREA</b>			
				<b>SUB AREA DETAIL</b>			

## INTERIOR INFORMATION

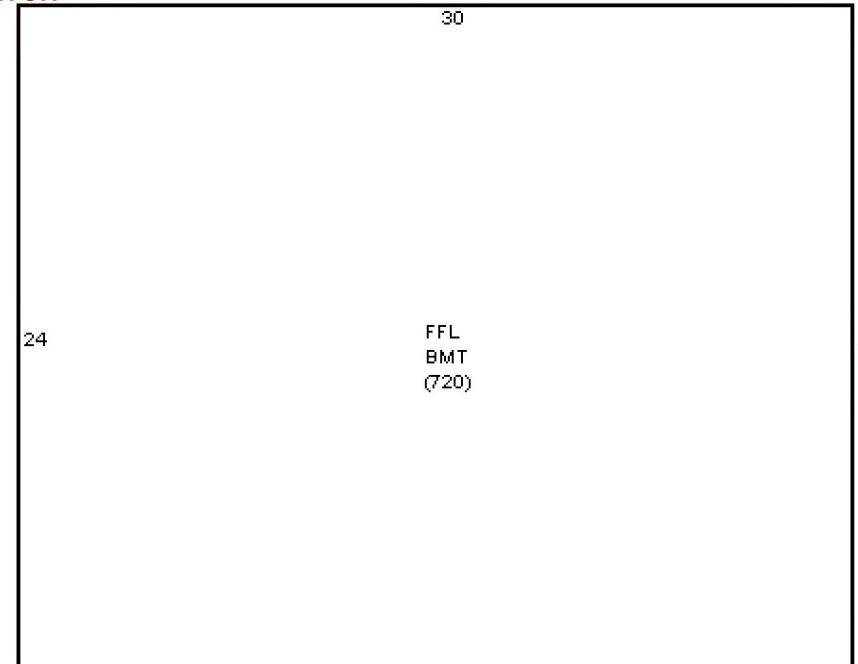
Avg Ht/FL:	STD		Phys Cond:	AG - Avg-Good	
Prim Int Wall	1 - Drywall		Functional:		
Sec Int Wall:			Economic:		
Partition:	T - Typical		Special:		
Prim Floors:	4 - Carpet		Override:		
Sec Floors:			Total:		20
Bsmnt Flr:	12 - Concrete		<b>CALC SUMMARY</b>		
Subfloor:			Basic \$ / SQ:	95.00	
Bsmnt Gar:	1		Size Adj.:	1.35000002	
Electric:	3	- Typical	Const Adj.:	0.99000001	
Insulation:	2	- Typical	Adj \$ / SQ:	126.968	
Int vs Ext:	S		Other Features:	58500	
Heat Fuel:	2	- Gas	Grade Factor:	1.00	
Heat Type:	1	- Forced H/Air	NBHD Inf:	1.00000000	
# Heat Sys:	1		NBHD Mod:		
% Heated:	100	% AC:	LUC Factor:	1.00	
Solar HW:	NO	Central Vac:	Adj Total:	170485	
% Com Wall		% Sprinkled:	Depreciation:	45008	
			Depreciated Total:	125477	

## MOBILE HOME

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial #: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

## SPEC FEATURES/YARD ITEMS

## SKETCH



SUB AREA DETAIL

IMAGE

